



## CITY OF HAYWARD

### AGENDA REPORT

AGENDA DATE 09/10/02

AGENDA ITEM 10

WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board Members

**FROM:** Director of Community and Economic Development

**SUBJECT:** Approval of Contract Amendment for Environmental Services

#### RECOMMENDATION:

It is recommended that the Agency Board adopt the attached resolution authorizing the Executive Director to execute a contract amendment with Geomatrix Consultants to provide environmental services in an amount not to exceed \$38,500.

#### DISCUSSION OR BACKGROUND:

On May 7, 2002 the Agency Board authorized the acquisition of the former Albertsons site at B and Foothill Boulevard. Staff has undertaken due diligence environmental investigation, including a Phase I environmental assessment and follow-up groundwater testing. The results of these investigations indicate that there is groundwater contamination from two sources. It is apparent that one of the pollutants originates off-site and is therefore unlikely to be the responsibility of the owner of the B and Foothill site. The other pollutant, a chlorinated solvent, may originate either on-site from dry-cleaning operations that were present on the property during the 1950's to 1970's, or may originate off site.

The Regional Water Quality Control Board (RWQCB) has jurisdiction regarding the clean-up hazardous materials found in groundwater. The RWQCB was consulted regarding the test results for this property, and has requested that further testing be done to determine whether chlorinated solvents may be present in the soil. In addition, the RWQCB has indicated that it may require groundwater monitoring wells be installed on site.

In order to better determine whether soils remediation will be necessary it is recommended that soils testing be done at this time. With the results of this testing, the Agency can better estimate the cost of any necessary environmental remediation, and can discuss that information with the existing property owner and tenant for possible adjustments to the price of the property. Assuming the Agency completes its purchase of the property, the RWQCB has indicated that it would be amenable to entering into a Prospective Purchaser Agreement to limit the Agency's liability for the site, under the condition that certain remediation measures are undertaken. The RWQCB has completed a number of these agreements recently, including an agreement with Albertsons regarding its new location in downtown Hayward.

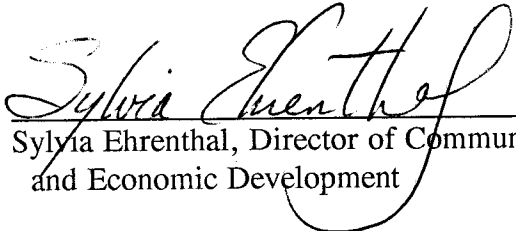
The Agency's recent site testing was completed by Geomatrix Consultants under a contract in the amount of \$18,500. The cost for the new work is estimated at \$20,000. Because the contract with Geomatrix would now be over \$25,000, staff is requesting the Agency Board's authorization to amend the contract for a total amount not to exceed \$38,500.

It is estimated that this testing can be completed and analyzed by mid-September. Additional funding requests for environmental work related to this site may be forthcoming at a future date.

Prepared by:

  
Maret Bartlett, Redevelopment Director

Recommended by:

  
Sylvia Ehrental, Director of Community  
and Economic Development

Approved by:

  
Jesús Armas, City Manager

Resolution

**DRAFT**

*mtc 9/04/02*

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-\_\_\_\_\_

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AUTHORIZING THE CITY MANAGER  
TO EXECUTE A CONTRACT AMENDMENT WITH  
GEOMATRIX CONSULTANTS TO PROVIDE  
ENVIRONMENTAL SERVICES

BE IT RESOLVED by the Agency Board of the City of Hayward that the Executive Director is hereby authorized and directed to execute on behalf of the Redevelopment Agency a contract amendment with Geomatrix Consultants to provide environmental services for the former Albertson's property at B Street and Foothill Boulevard in an amount not to exceed \$38,500, in a form approved by General Counsel.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_

Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel